

JATLAW GOTHADA

SCHEDULE OF INDUSTRIAL PLOTS

TYPE	PLOT SIZE	AREA	NOS.	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
SP	AS PER SITE	AS PER SITE	02	9.00	9.00	9.00	9.00
C	60.00 X 100.00	6000	01	6.00	4.50	4.50	4.50
D	50.00 X 100.00	5000	01	6.00	4.50	4.50	4.50
E	50.00 X 80.00	4000	06	6.00	3.00	3.00	3.00
E1	40.00 X 75.00	3000	04	5.00	3.00	3.00	3.00
F	30.00 X 65.00	2000	21	5.00	3.00	3.00	3.00
G	30.00 X 50.00	1500	33	5.00	3.00	-	2.50
G1	25.00 X 40.00	1000	08	3.00	3.00	-	1.20
H	20.00 X 35.00	700	28	3.00	3.00	-	1.20
H1	20.00 X 25.00	500	62	3.00	3.00	-	1.20
J	12.50 X 20.00	250	84	3.00	1.50	-	1.20

TOTAL NUMBER OF PLOTS 250

SCHEDULE OF WAREHOUSING PLOTS

TYPE	PLOT SIZE	AREA	NOS.	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
WH	30.00 X 65.00	2000	02	5.00	3.00	3.00	3.00
WH1	30.00 X 50.00	1500	02	5.00	3.00	-	2.50

TOTAL NUMBER OF PLOTS 4

SCHEDULE OF SHOPS

TYPE	PLOT SIZE	AREA (IN SQM.)	NOS.	REMARKS
S1	5.00 X 10.00	50.00	6	REFER DWG. NO. IPI/74/82 DATED 24.04.1982
S2	3.00 X 7.50	22.50	18	REFER DWG. NO. IPI/466/88 DATED 28.04.1986

TOTAL NUMBER OF SHOPS 24

LAND USE SCHEDULE

PARTICULARS	AREA (IN HECT.)	PERCENTAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORDS)	61.340	-
LAND UNDER POSSESSION (AS PER PHYSICAL SURVEY)	60.660	-
AREA UNDER PHASE-I	44.088	100.00
AREA UNDER INDUSTRIAL PLOTS	26.775	60.73%
AREA UNDER COMMERCIAL	1.254	2.84%
AREA UNDER OPEN/GREEN	2.419	5.49%
AREA UNDER SERVICES	2.523	5.72%
AREA UNDER ROAD	11.117	25.22%

TENTATIVE LAY OUT PLAN OF INDUSTRIAL AREA JATLAW GOTHADA PHASE-I DISTT. SAWAI MADHOPUR

SCALE : 1 cm. = 40.00 mtr. DRG. NO. IPI/1860/2022 DT. 15.11.2022

(APOORVA TIWARI)
DRAUGHTSMAN

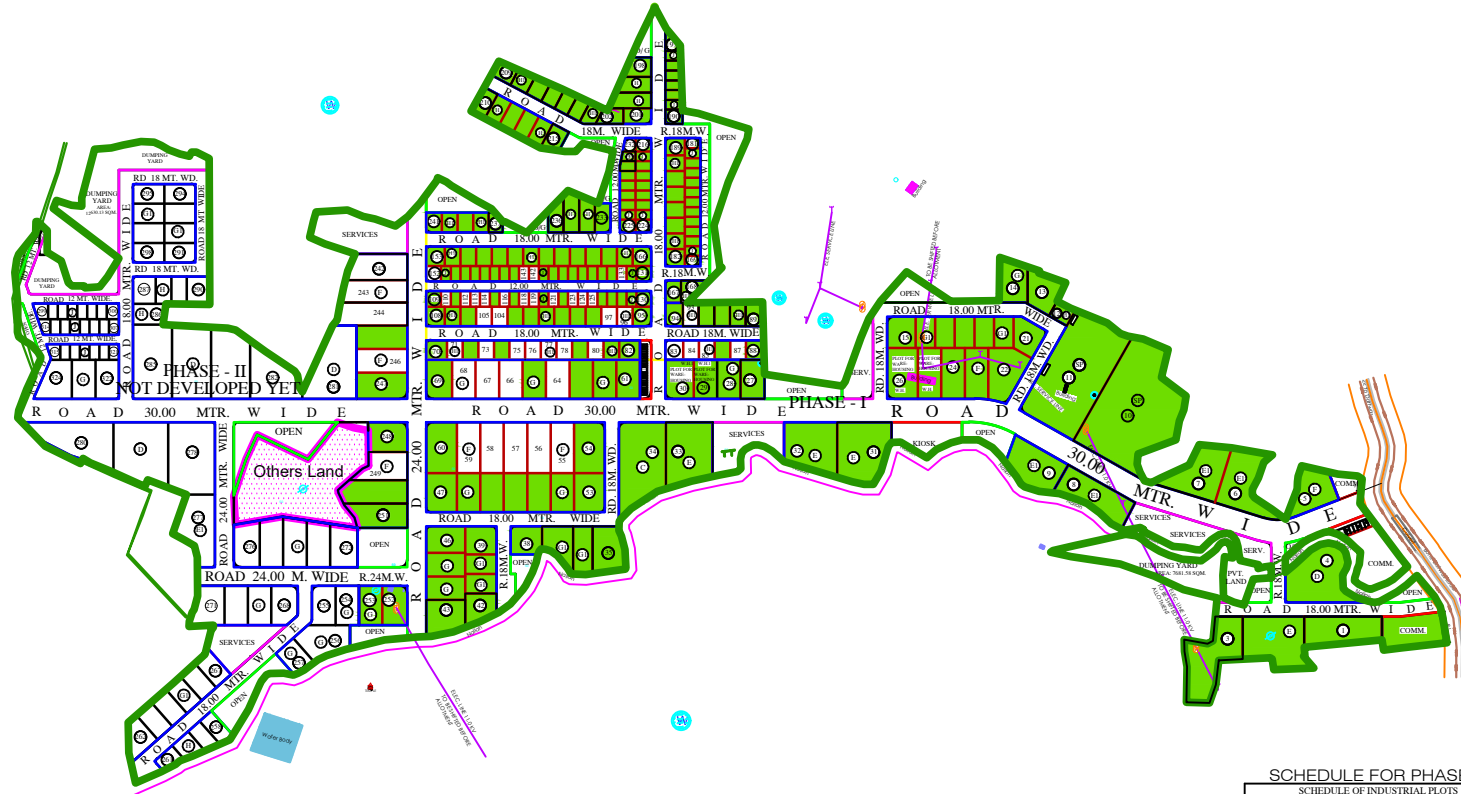
(RAKESH VYAS)
PLANNING ASSISTANT

(VIKAS RAJ JAIN)
DY. TOWN PLANNER

(SANJAY M. WAGHMARE)
SR. TOWN PLANNER



RIICO



SCHEDULE FOR PHASE-II

TYPE	PLOT SIZE	AREA	NOS.	SETBACKS			
				FRONT	SIDE I	SIDE II	REAR
D	50.00 X 100.00	5000	06	6.00	4.50	4.50	4.50
E1	40.00 X 75.00	3000	01	5.00	3.00	3.00	3.00
G	30.00 X 50.00	1500	16	5.00	3.00	2.50	2.50
G1	25.00 X 40.00	1000	14	3.00	3.00	1.20	1.20
H	20.00 X 35.00	700	09	3.00	3.00	1.20	1.20
J	12.50 X 20.00	250	23	3.00	1.50	1.20	1.20

LAND USE SCHEDULE		
PARTICULARS	AREA (IN HECT.)	PERCENTAGE
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORDS)	61.340	-
LAND UNDER POSSESSION (AS PER PHYSICAL SURVEY)	60.660	-
AREA UNDER PHASE-I	44.088	100.00
AREA UNDER PHASE-II	16.572	37.15%
AREA UNDER INDUSTRIAL PLOTS	9.562	27.39%
AREA UNDER OPEN/GREEN	0.854	2.35%
AREA UNDER SERVICES	1.618	4.50%
AREA UNDER ROAD	4.538	12.79%

- NOTES:**
- THIS LAYOUT PLAN HAS BEEN PREPARED ON SURVEY OF LAND AND INFORMATION PROVIDED BY UNIT OFFICE.
 - UNIT OFFICE SHALL CHECK ALL THE INPUTS GIVEN IN THE SURVEY PLAN. IF THERE IS ANY VARIATION WITH RESPECT TO GROUND SITUATION, SAME MAY BE INFORMED TO HEAD OFFICE FOR NECESSARY AMENDMENTS.
 - AS PROPOSED BY UNIT OFFICE PLANNING OF PHASE-I HAS BEEN DONE ON AREA MEASURING AS 1.12 HECT. OUT OF TOTAL AREA 61.34 HECT. 60.66 HECT AS PER PHYSICAL SURVEY.
 - AS PER PHYSICAL SURVEY THE LAND IS LESS COMPARED TO LAND AS PER REVENUE RECORDS. UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR LESS LAND.
 - ALLOTMENT OF PLOTS MAY BE DONE AFTER DEMARCATION OF LAND AT SITE. IF THERE IS ANY VARIATION, SAME MAY BE INFORMED TO HQ FOR NECESSARY AMENDMENT.
 - PRIOR TO ALLOTMENT, UNIT OFFICE SHALL ENSURE THAT ALL THE PLOTS SITUATED NEAR RAIL LINE ARE NOT BE AFFECTED BY HIGH FLOOD LEVEL (HFL) OF RAIL LINE.
 - ALL THE L.T. ELECTRIC LINES NOT IN THE ROAD ALIGNMENT SHALL BE SHIFTED. FOR H.T. ELECTRIC LINES IF ANY, THE ELECTRICITY RULES SHALL BE FOLLOWED.
 - USE OF OPEN AREA RAIN WATER HARVESTING AREA AND SERVICES LAND MARKED IN THE LAYOUT SHALL BE UTILIZED AS PER TECHNICAL REQUIREMENT AND ITS SUSTAINABILITY. ANY MODIFICATION REQUIRED ON ACCOUNT OF TECHNICAL REQUIREMENT SHALL BE DONE APPROPRIATELY.
 - UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 5 PLOTS OF 100 SQM EACH FOR UNITS INVOLVED IN RECOVERY AND RECYCLING FACILITY AND CONTIGUOUS 2 PLOTS OF 500 SQM EACH FOR UNITS INVOLVED IN E-WASTE DISMANTLING AND RECYCLING FACILITIES AS PER RULES.
 - UNIT OFFICE MAY TAKE APPROPRIATE ACTION FOR RESERVATION OF CONTIGUOUS 2 PLOTS OF 1000 SQM EACH FOR UNITS INVOLVED IN HAZARDOUS WASTES RECYCLING, PRE-PROCESSING AND OTHER UTILIZATION OF HAZARDOUS WASTES IN INDUSTRIAL AREA FOR WHICH EC IS OBTAINED UNDER CATEGORY 'A' OR 'B' OF EIA NOTIFICATION, 2006.
 - BUILDING PARAMETER FOR NON-INDUSTRIAL PLOTS SHALL BE APPLICABLE AS PER RIICO BUILDING REGULATIONS-2021.
 - UNIT OFFICE TO SUBMIT THE DEMARCATION PLAN FOR FINAL APPROVAL OF COMPETENT AUTHORITY.
 - THIS DRAWING HAS BEEN APPROVED BY COMMITTEE HEADED BY MD IN MEETING HELD ON DATED 07.11.2022

CLEAR VACANT PLOTS

PHASE-II NOT DEVELOPED

NOTE :- THIS DRAWING HAS BEEN PREPARED ONLY FOR DISPLAY PURPOSE. FOR ANY DETAIL, PLEASE SEE ORIGINAL APPROVED DRAWING OF INDUSTRIAL AREA JATLAW-GOTHADA PHASE-I & II.